

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
May 25, 2016**

**1. Call to Order**

Chairperson Galida called the meeting to order at 7:34p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Michele Tackach, Paul Woska and Frank Ryan.

Also in attendance were: Board Attorney, Ms. Kelly Carey.  
Board Planner, Mr. Paul Ricci  
Board Engineer, Bob Bucco Jr.

**5. Minutes**

Member Sweeney made a motion to approve May 11,2016 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

**6. Old Business**

**P2016-01  
Rainbow Associates  
720-730 Lincoln Blvd  
Block 286 Lot 1.01**

**Memorialize Resolution**

Member Lowande made a motion to approve the Subdivision Resolution with the conditions listed, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-abstain, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Woska-yes, Member Ryan-abstain. Motion passed.

## **7. New Business**

**P2016-02**

### **Major Preliminary and Final Site Plan**

**Ralyn Realty (Bamco)**

**30 Baekeland Ave/10Baekeland Ave**

**Block 361 Lot3 and Block 363. 01 Lot 1**

Mr. James Clarkin of Clarkin and Vignuolo stated that he is representing the applicant Ralyn Realty.

The applicant is proposing to build an addition to the building and an additional parking lot since the business has grown and have added additional employees.

Mr. Clarkin stated that this application has no variances but does have a design waiver for the 3 visitor parking spots that are proposed in the front of the building.

Mr. Clarkin described the basic layout of the property and stated it was similar to the application that was filed in 2009 but never constructed.

Mr. Clarkin stated that he would have two witnesses, Mike Biviano of Ralyn Realty and Bamco. He also would have the project manager from Redco Designs.

Member Ryan asked what type of business is Bamco.

The Board was informed that Bamco fabricates aluminum walls used in buildings such as stadiums and hospitals.

Ms. Carey duly swore in Mike Biviano, President of BAMCO.

Ms. Carey asked what was the relationship between Rayln Realty and Bamco.

Mr. Biviano stated that Ralyn Realty is the holding company and BAMCO rents from Ralyn Realty.

Mr. Biviano stated the hours of operation are 7am to 3:30pm and the office is open to 5pm.

Mr. Biviano stated that there are between 80 to 90 employees in which 6 or 7 are drivers. There are also 25 to 30 employees offsite.

Mr. Biviano was asked about deliveries to the site.

Mr. Biviano stated that a box van and 1 to 2 tractors a week delivery flat sheet panels.

Mr. Biviano stated that there are 1 to 2 tractors that deliver the finished goods from the site.

Mr. Biviano stated that the company has a fleet of 10 box vans that deliver the fabricated materials to the job sites.

Mr. Biviano explained the need for more parking due to the expansion of the business.

They did not proceed with the 2009 approvals due to the recession that started right after.

Mr. Clarkin explained the parking and the formal easement to be signed with the neighbor.

Mr. Clarkin stated that there were no environmental concerns and the property has a No Further Action Letter dated September 16,2005.

The No Further Action Letter was entered as Exhibit A1 05/25/2016.

Member Schueler questioned if the 1 to 2 trailer deliveries were per day or per week.

Mr. Biviano stated that the deliveries were 1 to 2 a week.

Mr. Biviano stated that Lot 1 would not be used for any business.

Chairperson Galida opened the meeting for questions for the witness, Mr. Biviano.

Dave Jennings, 50 Baekeland Ave.(property to the right) on the site plan questioned the extension of the parking lot adjacent to the transformer that is on his property. He also was concerned with tractor trailer deliveries and the transformer.

Ms. Carey duly swore in David Stires of David Stires Associates.

Mr. Stires gave his education and credentials.

The Board accept Mr. Stires as an expert.

Mr. Stires presented a colorized rendition of the site plan drawing last revised April 15,2016.

The colorized site plan drawing last revised April 15,2016 was entered as Exhibit A2.

Mr. Stires stated that the dumpster enclosure was moved and this was what was proposed without the existing conditions to make a clearer picture.

Mr. Stires stated that:

- Bamco building is 14,000sq. ft
- Parking is located on the east side which is 1.8 acres.
- There would be 3 visitors spots on the west side of the property.
- The Building addition is located to the North.
- explained the new parking area and circulation pattern
- that there are 96 parking spaces
- there are 4 handicapped parking spaces
- the total number of parking spaces conform
- the parking lot will be overlaid, repaved and resurfaced
- the dumpster was moved from the northeast corner to the northwest corner with an enclosure and gate

The Board asked Mr. Jennings to confirm the spot of the transformer on the site plan.

Mr. Stires stated that bollards will be added to the site.

Mr. Bucco stated that crash protection should be added as a condition of approval.

The applicant will comply with the PSEG guideline book for transformer safety.

The board discussed the drainage system and the Applicant's Engineer will work out any concerns that the Planning Board Engineer has.

The lighting on the site will consist of 15ft low profile LED lights.

The Board discussed the landscaping and trees will be removed along the property line.

The Board reviewed the Najarian Engineering letter; the applicant testified as to the drainage system and will comply with the Planning Board Engineers concerns, the applicant will comply with landscape and lighting, the applicant will comply with ADA requirements, the applicant will comply with other agencies such as Freehold soil, and Middlesex County.

The applicant does not need NJ DOT approval and already has the No Further Action Letter from the NJDEP.

Member Sweeney questioned the grade of the new parking area.

Mr. Stires explained the grading and the drainage system to the Board.

Member Schueler questioned if the drainage pipes would be able to handle the weight of the parking area.

Mr. Stires explained it would be able to handle the weight.

Chairperson Galida opened the meeting to the public for questions for the applicant's Engineer.

There being no questions for the applicant's Engineer, the Board proceeded with the application.

Mr. Clarkin stated that the easement lot is non-conforming where 140 ft. exists 150ft is required, a design waiver is needed for the 3 parking spots in the front.

The Board reviewed Mr. Ricci's Planning Report.

The applicant is providing landscaping and was considered clean from a planning perspective.

Member Schueler questioned the turning radius of trucks on the property and the size of the trucks.

The applicant will provide a turning radius sheet to the Planning Board Engineer.

Member Ryan questioned the transformer safety.

The applicant will have to satisfy the Planning Engineer's safety requirements.

Chairperson Galida opened the meeting to the public for questions, there being no questions the Board continued with the application.

The Board reviewed the letters from the Fire Marshall and the Police Department.

The Board and Mr. Clarkin discussed future improvements to Baekeland Ave and the situation where Bamco employees are parking on Borough property.

The applicant agreed to restore the Borough property area.

Member Anello stated a copy of the parking easement was included in the application.

Chairperson Galida opened the meeting for public comments.

Dave Jennings, 50 Baekeland Ave commented that the parking situation was long over due and was hoping for a curb, the parking lot should have traffic go in one direction.

Member Lowande made a motion to approve the site plan with the existing lot depth, conditions that the applicant install safety measures to protect transformer and install bollards, meet environmental requirements, provide turning templates, developers' agreement will be entered to ensure compliance of outstanding taxes and for parking,

parking lot shall be constructed first, the Borough property will be restored, seconded by Member Anello. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

## **8. Correspondence**

### **A. Foodshed Alliance Notice**

No action was required by the Board.

### **B. Resolution for substitute Counsel for Quick Chek application**

Member Anello made a motion to accept the substitute Counsel for the Quick Chek application, seconded by Member Green. Vote: All in favor. Motion passed.

### **C. LED Light Ordinance**

Member Schueler stated the concerns from the Governing Body and confirmed that there would be no need for night inspections.

Chairperson Galida opened the meeting for public comments, there being no public comments he then closed the public portion of the meeting.

There being no further business Member Sweeney made a motion to adjourn the meeting at 8:57pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

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Secretary

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Karen Wick, Planning Board Clerk